



CITY OF BOULDER
Planning and Development Services

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www.ci.boulder.co.us/buildingservices

SAFETY INSPECTION

(Effective March 2002)

Building Address _____ **Unit #** _____

The City of Boulder requires proof of this safety inspection by means of this form signed by a qualified heating maintenance person i.e.; City of Boulder licensed mechanical contractor, a licensed professional engineer or an employee of a regulated public utility whose duties include such inspections. This completed form must be submitted to the Rental Housing Inspection office before a rental license may be issued. This safety inspection is designed to insure the safe maintenance of fuel burning furnaces, boilers or other heating devices and water heaters/smoke alarms. Installation of heating equipment in this checklist is acceptable if part of original construction or if installed later with a building/plumbing/mechanical permit and if they met the applicable codes at time of installation. The owner/property agent must sign the smoke alarm and trash section of this form.

Electric baseboard heating systems are exempt from heating system tune-up requirements
(Boulder Revised Code 1981 Title 10-2)

Condominium units with central heating systems see “Applying for a rental housing license” pg 2 under “Safety Inspection” or go to the city of Boulder Rental Housing web site.

A. FURNACES/ WATER HEATERS AND OTHER FUEL BURNING APPLIANCES

All fuel burning appliances must be inspected. Inspector must inspect for each item below or indicate not applicable (N/A) where such requirement does not apply.

- ☐ Every dwelling unit has heating facilities capable of safely and adequately heating all habitable rooms, bathrooms and water closets.
- ☐ No gas leaks at furnace shutoff valve, in furnace or any joints in-between. Proper drafting of appliance. **Correct as necessary.**
- ☐ Identify gas line material. Replace copper or non-complying pipe with approved pipe.
- ☐ Readily accessible gas line shutoff valve within 3'-0" of the furnace.
- ☐ Gas fired heating units accessible from bedrooms or bathrooms and not otherwise approved to be in those locations, shall have tight fitting doors to separate the mechanical room from bedrooms or bathrooms.
- ☐ Vents and draft diverters in sound condition, securely in place and of approved material. **Secure and replace as necessary.**
- ☐ Adequate combustion air available for furnace and other combustion appliances located in mechanical room. **Correct combustion air supply as necessary.**
- ☐ All single wall vents minimum of 6" from combustibles and all B-type vents a minimum of 1" from

PROPERTY NUMBER _____

combustibles. **Correct clearance deficiencies.**

- ❑ Sufficient clearance maintained for cleaning and repairs. **Correct clearance deficiencies.**
- ❑ Remove all loose combustible materials from furnace compartment.
- ❑ Clean all dust and dirt within and around furnace, blower, motor, burners and controls.
- ❑ Lubricate and adjust all moving parts as needed.
- ❑ Adjust and clean all pilots as needed.
- ❑ Clean or replace all filters.
- ❑ Limit switches on furnaces are in sound condition. **Replace as necessary.**

GENERAL

- ❑ Gas Meter located on exterior of the building with exterior shutoff valve.
- ❑ Carbon monoxide testing has been performed using a professional carbon monoxide measuring instrument according to the testing equipment manufacturer's instructions for all fuel burning appliances, gas fireplaces and gas fired water heaters. All deficiencies have been corrected.

HEAT EXCHANGER

- ❑ No visible signs of a cracked heat exchanger in so far as may be determined through existing access and inspection ports in the furnace. **Replace as necessary.**

BOILERS

- ❑ Safety valves in sound condition. **Replace as necessary.**
- ❑ As applicable under city mechanical code, boiler equipped with a low-water cutoff.

Install if necessary.

- ❑ Boilers located in buildings with 6 or more dwelling units must maintain a valid certificate of inspection from the State of Colorado. (Hot water supply storage tanks, including those designed for space heating and domestic or sanitary purposes and are not recirculating, not exceeding heat input of 200,000 Btu/hour, water temperatures of 210 degrees Fahrenheit and a capacity of 120 gallons or less are exempt from a certificate of inspection). Certificate may be annual or biennial depending on the type of boiler. (see CRS 9-4-101-118 and ANSI/NB-23).

WATER HEATERS

- ❑ Water Heater installed in approved location. Not in sleeping rooms or bathrooms unless listed for such locations.
- ❑ Water Heater has drain extension, P&T valve, draft diverters, accessible shut off valve, safety pilot assembly.
- ❑ Water Heater has code conforming venting, proper combustion air and connections to other appliances.

Where any gas leak is detected, the mechanical or plumbing contractor may shut off the gas at its location. The owner or property manager must be contacted immediately. The Rental Housing Office must also be notified. If necessary, an "Order to Vacate" may be posted on the property by the city until proof has been submitted that the leak has been repaired.



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Safety Inspection Compliance Verification Form

Please return this portion of the safety inspection checklist – 2 pages

By signing this form, the licensed inspector certifies that he/she performed the housing inspection for the rental property indicated below and found it complied with the requirements included in the checklist at the time of inspection. The inspector also certifies that he/she has no financial interest in the property and is not related in any way to the owner/agent or tenant.

A. Fuel Burning Appliance Inspection and Tune-up

Building Address _____ Unit # _____

Owner/Agent Name _____

Type AND location of heating system: _____

- Electric baseboard heating systems are exempt from heating system tune-up requirements
(Boulder Revised Code 1981 Title 10-2)
- Condominium units with central heating systems see “Applying for a rental housing license”
pg 2 under “Safety Inspection” or go to the city of Boulder Rental Housing web site.

Type AND location of hot water system: _____

Contractor's Comments _____

Person who performed Tune-up _____

Please print

Final date of inspection compliance _____
(must be completed within the previous 12 months)

Company name _____ Contractor license # _____

Type of license _____ Telephone # () _____

(City of Boulder Licensed mechanical contractor A, B or C,
state of Colorado licensed engineer, or qualified Excel Service Personnel)

This form does not amend or replace any other Code requirements. The City of Boulder Housing Code is available in its entirety, at the Rental Housing Inspection and Licensing Office, located at 1739 Broadway 3rd floor, the Boulder Public Library or on the Website under www.ci.boulder.co.us/cao/brc/10-2.html.

See other side

Safety Inspection Compliance Verification Form (Cont.)

B. Smoke Alarm Verification C. Trash Removal Verification

PROPERTY ADDRESS: _____

The owner or property manager must perform the following tests and sign section B and C in order to complete the required Safety Inspection.

B. SMOKE ALARMS

This test must be performed and signed off by the owner or property manager for the property.

- ☐ Each smoke alarm emits appropriate sound after pushing the test button.

No. And location of detectors _____

Owner/Agent name _____ Date _____
Signature please print

C. TRASH SERVICE

The City of Boulder requires all rental property owners to have a current and valid contract with a commercial trash hauler for removal of accumulated trash from the rental property.

Commercial contractor: _____

Owner/Agent name _____ Date _____
Signature please print